

General Information

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Contracting Office Address

Defense Logistics Agency, Logistics Operations, Defense Energy Support Center,
8725 John J. Kingman Road, Fort Belvoir, VA, 22060-6222

Description

This acquisition is for the privatization of the electric, gas, water and wastewater distribution systems at Pine Bluff Arsenal, AR. Privatization is the complete divestiture and transfer of ownership of a U.S. Government-owned utility system to a non-Government entity. In conjunction with the purchase of the systems, the contractor will also be required to provide (as needed) improvements, upgrades; repairs; expansions; investments; and plant replacement, as well as continued operation and maintenance of the utility distribution systems. The following guidance has established the necessary requirements to accomplish Utility Privatization (UP): 10 U.S.C. 2688 (1997) and OSD UP Guidance (09 Oct 02). More specific information on the utility system being privatized will be provided in any resulting Request for Proposal. **DO NOT REQUEST A COPY OF THE SOLICITATION. HOWEVER, BE ADVISED THAT SOLICITATION ISSUANCE IS ANTICIPATED ON OR ABOUT MARCH 31, 2005.** The RFP will be synopsized on or about March 15, 2005.

Installation Description

Pine Bluff Arsenal (PBA), located in Southeast Arkansas, is 35 miles southeast of Little Rock and eight miles northwest of the city of Pine Bluff. It is bordered on the east by the McClellan-Kerr Arkansas River Navigation System and on the west by the Union Pacific Railroad and U.S. Highway 65, making it directly accessible by rail, road or waterway. The city of Pine Bluff boasts one of the busiest ports on the Arkansas River and serves as a transportation hub for the regional railroads. PBA is located in Jefferson County, 35 miles south of the

Little Rock National Airport and 40 miles from Little Rock Air Force Base. The 15,000-acre (approximate) installation is under the command jurisdiction of the Commanding General, U.S. Army Soldier and Biological Chemical Command (SBCCOM).

Construction of Pine Bluff Arsenal (PBA) began during the World War II era. Since then, it has been an active military facility. Today, as a part of the U.S. Army Materiel Command, it has housing areas, headquarters and administrative areas, numerous production facilities, testing facilities, ammunition storage and loading areas.

Pine Bluff's mission is to provide support to the Department of Defense in the production and storage, and demilitarization of chemical munitions. The PBA vision is to become a world-class facility for the production of smoke/pyrotechnic munitions and chemical/biological defense items; and the developmental support center for emerging technology in these areas.

The Arsenal's population is composed of approximately 1,000 military and civilian employees. The civilian work force is an ever-changing number, dependant upon the production schedule assigned to PBA. Civilian employees comprise approximately 90 percent of the total PBA population.

The following system descriptions provide potential offerors with a general understanding of the size and configuration of the utility systems.

Electrical Distribution System Description

The PBA electrical distribution system consists of all appurtenances physically connected to the distribution system between the points of demarcation separating Government ownership of the distribution system from the electric supplier and separating the distribution system from end-users. The system may include, but is not limited to, circuit breakers, transformers, circuits, protective devices, utility poles, duct banks, switches, street lighting fixtures, and other ancillary fixed equipment.

The electrical distribution system at PBA includes:

- approximately 102 miles of overhead primary circuits;
- approximately 11 miles of underground primary circuits;
- three distribution substations providing approx. 22.5 MVA;
- approximately 14 miles of lighting circuits; and
- approximately 26.4 MVA of transformer capacity.

Pine Bluff Arsenal currently purchases its electric power requirements from Entergy Arkansas, Inc. (Entergy), which feeds the PBA electrical distribution system at three locations. It provides two 115 kV feeders into the Main Substation

(also referred to as Substation C) and one 13.2 kV feeder each to Substations A and B.

The majority of electrical distribution circuits at PBA are constructed on single wood pole structures with 8-foot cross arms and pin type insulators.

Feeder sectionalizing switches are installed at selected locations in the distribution system to facilitate operational flexibility and maintenance safety. Capacitor banks and small line regulators are installed at several locations for voltage stabilization and power factor improvements.

Natural Gas Distribution System Description

The PBA natural gas distribution system consists of all appurtenances physically connected to the distribution system between the points of demarcation separating government ownership of the distribution system from the natural gas supplier and separating the distribution system from end-users. The system may include, but is not limited to, regulating stations, pipelines, valves, regulators, and meters.

PBA purchases its natural gas service through the Defense Energy Support Center (DESC) from Oklahoma Gas and Electric (OG&E) Energy Resources Company. The OG&E natural gas is delivered via a Reliant Energy natural gas pipeline to the Arkansas-Louisiana Gas Company (ARKLA) city gate and is then delivered to the PBA natural gas distribution system.

ARKLA supplies gas from a transmission system, which receives its gas from fields in east Texas, Louisiana, Arkansas, and Oklahoma. An emergency connection to the Mississippi River Fuel Company's transmission line is also maintained by ARKLA adjacent to the east boundary of PBA.

The PBA natural gas distribution system is made up of pipeline ranging from less than 1- to 10-inches in diameter, consisting of several material types (i.e., steel, coated and wrapped steel, cast iron, black iron, polyethylene plastic, and coated and wrapped black iron). Despite the vast material types, the majority of the 3-inch and larger pipes appear to be made up of coated and wrapped steel. Total length of the gas distribution network is approximately 150,000 LF.

Potable Water Distribution System Description

The PBA potable water system consists of all appurtenances physically connected to pumping stations and distribution components. The system may include, but is not limited to pumps, pipelines, valves, fire hydrants, storage facilities/tanks (including obstruction lights), and backflow prevention devices (BPD)s.

All water rights (pumping or purchased) will remain with the Government; no water will be transported off the installation.

Specifically excluded from the water distribution system privatization package:

- Irrigation systems

- Fire suppression systems

Until approximately 1989, there were two distinct water systems operated and maintained by PBA. A south system that provided potable water to the entire Installation was separate and distinct from a non-potable system that existed on the Installation's north side. The non-potable system that provided fire protection to the Depot Area (Area 5) is now non-operational. The well that provided raw water to the now inoperable system is retained for future demilitarization use. A modernization project in the late 1980s improved the Area 5 distribution system to support the growing requirements on the Installation's north side. This system is henceforth referred to as the North System.

The principle potable water source for PBA, as well as much of southeastern Arkansas, is the Sparta Sand Aquifer. Several wells supply the water used at PBA. These wells are typically 700 to 1,100 feet deep with pumps set at approximately 340 feet. The aquifer serving the wells is currently adequate; however, the aquifer level is receding and mandates that water pumped from PBA wells not be sold to customers off the installation.

The Water Treatment Plant TP has a rated capacity of 2 million gallons per day (MGD); however, the effective capacity is reported at approximately 1.44 MGD.

Storage capacity totals approximately 1.2 million gallons in six elevated storage tanks.

The water distribution network system is made up of pipe ranging from less than 2 to 16 inches in diameter, consisting of several material types; most common types are cast iron and PVC. Total length of the water distribution network is approximately 350,000 LF.

Wastewater System Description

The PBA wastewater system consists of all appurtenances physically connected to the collection system as defined by the points of demarcation beginning at the connection to the treatment provider and ending at each end use facility. The system may include, but is not limited to, gravity pipelines, force mains, manholes, lift stations, valves, controls, and wastewater treatment plants (WWTPs).

Originally constructed in 1942, the PBA wastewater collection system is divided into two separate systems. Each system possesses its own wastewater treatment plant (WWTP). The two systems are known locally as the Incendiary Bomb Filling System (south) and the Chemical Area System (north). A separate collection and treatment system exists in the manufacturing area for industrial waste. **The industrial waste system is not included in this privatization effort. Several septic tanks are located in remote areas of the Installation and are used to treat domestic waste. These septic systems are also not included in this privatization effort.**

A force main that discharges effluent from both WWTPs to the Arkansas River outfall was installed in 1994 and is permitted by the Arkansas Department of Pollution Control and Ecology (ADPC&E).

Total length of the collection network is approximately 200,000 LF.

Southern Area

Within the south system, the wastewater is collected through a series of 4 to 24-inch gravity main lines. There are 10 pumping stations within the south system. Two pumping stations pump wastewater directly into the WWTP while the remaining eight stations discharge wastewater to the gravity sewer system. The original sewer lines (installed in 1942) primarily utilize vitrified clay for the gravity mains and cast iron for the force mains. The depth of the sewer lines in the south system ranges from 5 to 12 feet. The total treatment capacity of the south system is 1.7 MGD. The average daily wastewater flow is approximately 0.3 MGD.

The south collection system utilizes 10 lift stations throughout the collection and treatment systems.

Northern Area

The north collection system is similar to the south system in that it utilizes 4 to 24-inch gravity main lines. There are seven pumping stations moving the wastewater to the north system WWTP. The gravity mains in the north collection system are primarily vitrified clay while the force mains are primarily cast iron pipe with an average line depth of 7 to 7½ feet. The total treatment capacity of the north system is 0.9 MGD.

The north collection system utilizes seven lift stations to move the wastewater to the north WWTP.

Process

Offerors having the skills and capabilities necessary to perform the stated requirement are invited to provide information to contribute to this market survey/sources sought including commercial market information and company information via e-mail or facsimile (703-767-2382) to martha.gray@dla.mil no later than February 15, 2005. **RESPONSES SHOULD INCLUDE THE FOLLOWING INFORMATION:** company name, address, point of contact, phone number and e-mail address; business size and status such as disadvantaged, 8(a) or HUBZone; corporate affiliations; potential joint venture partners, teaming partners, and/or major subcontractor or (prime). Please direct any questions or concerns to the Contract Specialist, Martha Gray or the Contracting Officer, Terri Workman, for this action.

Original Point of Contact

Martha Gray, Contract Specialist, Phone (703) 767-9415, Fax (703) 767-2382, Email martha.gray@dla.mil

Terri Workman, Contracting Officer, Phone 703-767-8130, Fax 703-767-2382,
Email terri.workman@dla.mil

Place of Performance

Address: Pine Bluff Arsenal, AR
POC: Gene Thomas
Phone: 870-540-3301

Postal Code: 71602

Country: United States